

KINGSLEY LODGE, MILL ROAD

SHIPLAKE, RG9



# KINGSLEY LODGE IS A STUNNING EARLY 20TH CENTURY HOUSE

Full of character and beautifully presented throughout. It has been thoughtfully upgraded offering practical yet charming family accommodation.



Local Authority: South Oxfordshire District Council

Council Tax band: G

Tenure: Freehold

Services: All mains services

WHAT3WORDS //sulked.afterglow.monorail

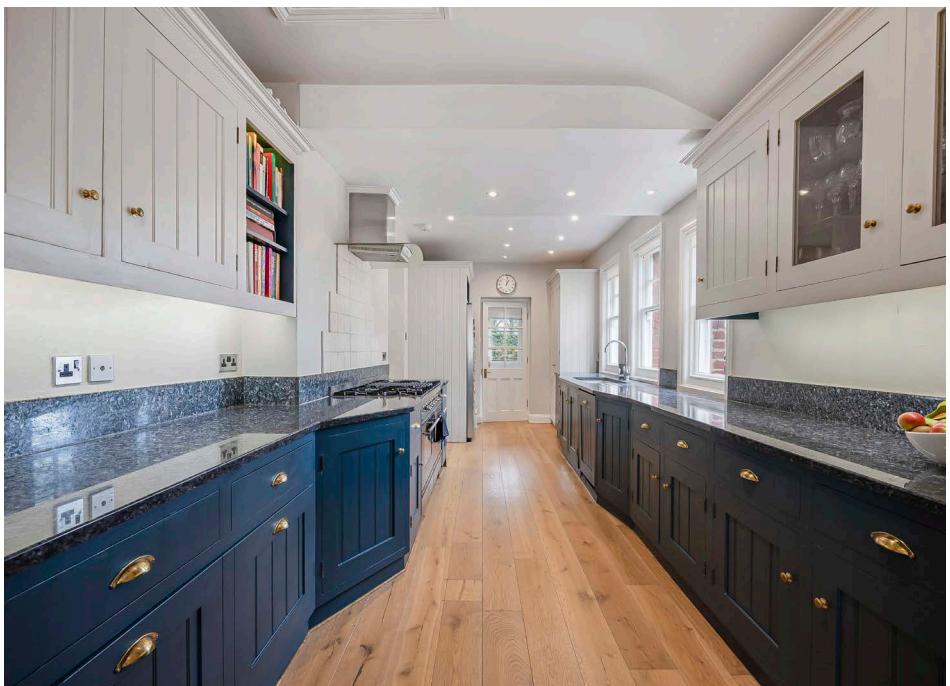
Offers in excess £1,750,000



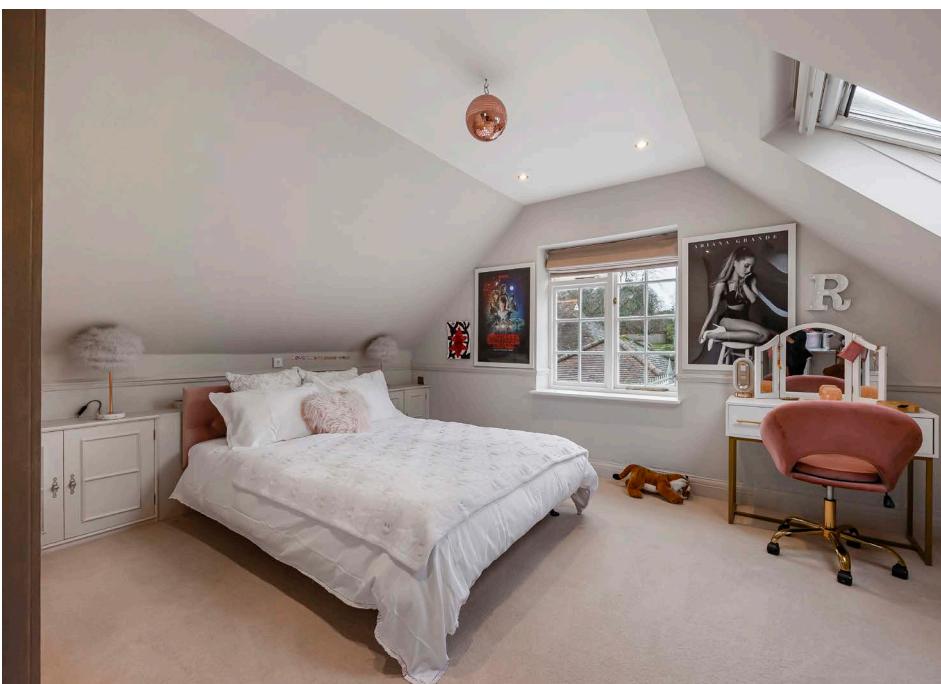
## THE PROPERTY

A beautifully presented home that blends contemporary comfort with timeless character. Thoughtfully designed and immaculately maintained, it offers generous living spaces, modern finishes, and a layout perfectly suited to today's lifestyle.

The welcoming entrance hall leads to the principal reception rooms, kitchen, and staircase to the first floor. The ground floor features four attractive reception rooms, including a spacious double aspect sitting room with wooden flooring, underfloor heating, and an elegant marble fireplace. A second living room with extensive fitted storage and a gas fire opens into the conservatory/dining room, creating a flexible space for both everyday living and entertaining. A spacious study provides a great space for those who work from home.







## THE PROPERTY (CONTINUED)

The kitchen is fitted with a range of stylish units, integrated appliances, and a range cooker, there is also ample space for a dining table. A practical utility room sits just off the kitchen, housing the boiler and water tank, with plumbing for a washing machine and dryer, as well as a separate shower. A door from the utility room provides access to the front garden.

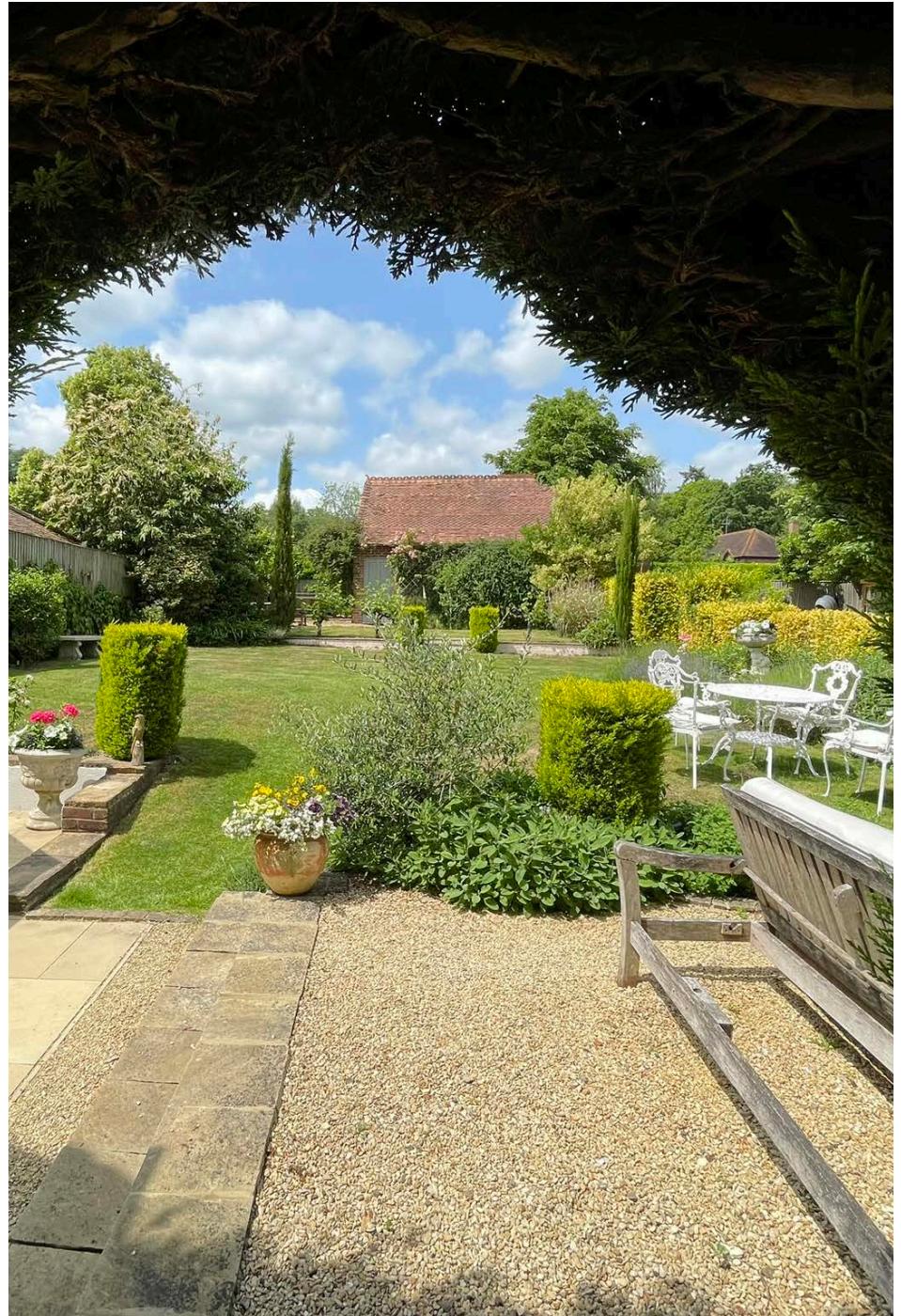
The stairs open onto the landing area which lead to the generous principal bedroom which features an en suite shower room with underfloor heating and a storage area. Two further double bedrooms benefit from fitted wardrobes, and a fourth bedroom, currently used as a home office, enjoys extensive built in storage. A lovely family bathroom completes the first floor accommodation. The bedrooms have wonderful views over the garden at the rear and open fields to the front.

### GARDEN

Outside, Kingsley Lodge enjoys a private driveway with electric gates, parking for several vehicles, and a turning area.

The gardens are a particular highlight; mainly laid to lawn, framed by mature, well kept hedging and shrubs that creates a series of inviting seating areas, including a charming spot bordered by flourishing vines. Beautiful flower borders, established hedges, and mature boundary trees provide colour, structure, and a high degree of privacy. There are numerous timber garden buildings, including a summerhouse.





## SITUATION

Kingsley Lodge is on Mill Road, a sought-after location within the village of Shiplake. Shiplake boasts a vibrant community with a charming village store, a pub, and easy access to Henley-on-Thames. River pursuits are at the centre to most leisure activities in Henley and the world-famous Henley Royal Regatta takes place in July. An active and bustling town, there are two major supermarkets, a theatre, cinema, the private members Phyllis Court Club and Leander Club, and access to boating and rowing on the River Thames. Shiplake railway station gives mainline access (via Twyford) to Reading with a service to London, Paddington (from 25 minutes). Badgemore and Henley Golf Clubs are easily accessible, and there is superb walking and riding in the Chiltern Hills. The area is well served for schools both independent and state including Reading Blue Coat, Shiplake College, Queen Anne's in Caversham, Rupert House and Shiplake Primary School.



**Approximate Gross Internal Area 2624 sq ft - 244 sq m  
(Excluding Garage)**

Ground Floor Area 1582 sq ft - 147 sq m

First Floor Area 1042 sq ft - 97 sq m

Garage Ground Floor Area 420 sq ft - 39 sq m

Garage First Floor Area 420 sq ft - 39 sq m



(Including Basement / Loft Room)

Approximate Gross Internal Area = 244 sq m / 2624 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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